Space Above This Line For Recorder's Use

This instrument prepared by: Frank P. Dec, Esq. 8940 Main Street Clarence, NY 14031 866-333-3081

After recording, return to: BCHH Title Company of Alabama, LLC 1500 Montgomery Highway, Suite 205 Birmingham, AL 35216 Attention: Brad Cianni

412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 3rd day of March, 2023, is made and entered into by and between ARVM 5, LLC, whose forward mailing address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantor"), and VM Master Issuer, LLC, whose tax mailing address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Shelby, in the State of Alabama, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

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EXECUTED by the undersigned this 1st day of March, 2023.

GRANTOR:

ARVM 5, LLC

By:

By: Main Street Renewal LLC

Its: Authorized Signor

Name: Jay Eckert

Title: Authorized Signer

STATE OF TEXAS

ξ

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this 1st day of March, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of ARVM 5, LLC, who \boxtimes is personally known to me, or \square has produced _______, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Britney Ross
My Commission Expires
6/13/2026
Notary ID 133810214

Notary Public

Commission Expires: 06/13/26

Exhibit "A" Legal Description(s)

TRACT 1:

Lot 628, according to the survey of FOREST LAKES, 12TH SECTOR, as recorded in Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210608000280310

COMMONLY KNOWN AS: 282 Forest Lakes Dr, Sterrett, AL 35147

PARCEL ID: 09-05-15-0-003-020.000

TITLE FILE NO: 8030185-1

Exhibit "B" Permitted Exception(s)

AS TO TRACT 1 (282 FOREST LAKES DR, STERRETT, AL 35147) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded in Map Book 34, Page 3.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded in Instrument No(s). 20051129000616470, 20090116000014970 and 20140611000176250.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL

03/08/2023 09:39:10 AM

\$226.00 BRITTANI

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alli 5. Beyl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	ARVM 5, LLC 5001 PLAZA ON THE LAKE SUITE 20 AUSTIN TEXAS 78746		VM MASTER ISSUER, LLC 5001 PLAZA ON THE LAKE SUITE 200 AUSTIN TEXAS 78746
Property Address	282 Forest Lakes Dr, Sterrett, A	Total Purchase Price or Actual Value	
		or Assessor's Market Value	\$
The purchase price or actual value claimed on the evidence: (check one) (Recordation of docume Bill of Sale Sales Contract ✓ Closing Statement			
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.			
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.			
Property address - the physical address of the property being conveyed, if available.			
Date of Sale - the date on which interest to the property was conveyed.			
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.			
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.			
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).			
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in <u>Code of Alabama 1975</u> § 40-22-1 (h).			
Date 03/06/2023		Print MICHAEL KRIVOSKI: AG	SENT FOR GRANTOR/GRANTEE
Unattested		Sign Michael Krivoski	•
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one

Form RT-1